



# CHOICE PROPERTIES

*Estate Agents*

4 Harrison Warehouse Eastgate,  
Louth, LN11 8DD

Reduced To £110,000



Nestled in the heart of Eastgate, Louth, this charming property boasts a prime location in this picturesque Georgian market town. This tastefully converted warehouse offers a unique living experience with a touch of historical charm.

With 2 bedrooms, 1 bathroom, and a reception room this spacious apartment provides ample space for comfortable living. The property also includes a convenient parking space, ensuring you never have to worry about parking in this central location.

Whether you're looking to relax in the large reception room or explore the bustling town just outside your doorstep, this property offers the best of both worlds. Don't miss the opportunity to own a piece of history in this sought-after location.

The well laid out internal accommodation has the benefit of a great location and Double Glazing and comprises:-

### **Reception Room**

18'4" x 15'4"

Light and airy open plan reception room with TV point. Leading to:

### **Dining Room**

7'9" x 13'4"

With ample space for a dining table.

### **Kitchen**

9'10" x 9'5"

Wall and base units with work top over, one bowl stainless steel sink with drainer, built in 'Beko' electric oven/grill, 4 ring induction hob, breakfast bar and tiled splashback. Plumbing for a washing machine.

### **Hallway**

### **Bedroom 1**

9'10" x 10'2"

Double bedroom with window to side.

### **Bedroom 2**

8'11" x 10'2"

Double bedroom with window to side.

### **Bathroom**

6'2" x 6'3"

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin with mixer tap, dual flush WC, chrome heated towel rail, extractor fan and part tiling to the walls.

### **Communal Entrance**

Staircase to first floor.

### **Tenure**

Leasehold.

101 year lease from 1998 until 2099

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing arrangements**

By appointment through Choice Properties Louth on 01507 860033.

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

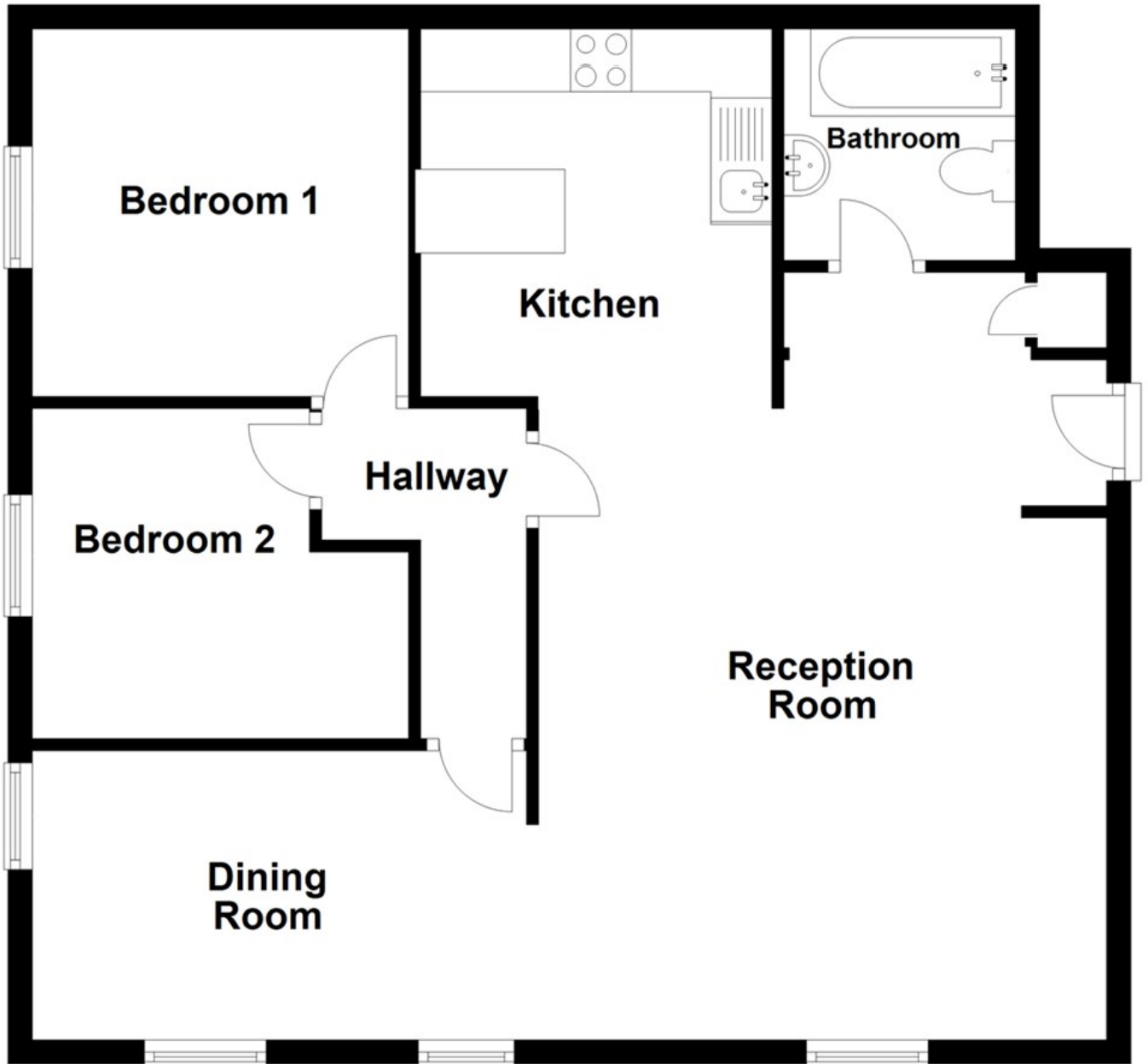
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



## Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

# Directions

From St. James' church proceed a few yards along Ugate and turn left into Little Eastgate. Continue as far as the junction with Eastgate and bear left through the town centre. At the two mini roundabouts carry straight on along Eastgate for some considerable distance passing the Holy Trinity church on the right side. The turning into the parking courtyard for Harrison's Warehouse will be found on the left side, just a few yards before the crossroads.

